

**An Ordinance Amending the Durham Unified Development Ordinance
By Taking Property out of PDR 5.120 Zoning District and Establishing the
Same as RU-M(D) District**

Be it Ordained by the Durham City Council:

Section 1. That the Durham City Council held a Public Hearing on Zoning Case Z1400034 and Voted on April 20, 2015 to approve the Zoning Map Change described herein.

Section 2. That the Durham Zoning Atlas and Unified Development Ordinance are hereby amended by taking the following described Property out of PDR 5.120 and placing the same in and establishing the same as RU-M(D).

All property as follows, and to the centerlines of any adjoining public rights-of way:

BEGINNING at a point, the southeast right-of-way intersection of Roxboro Street and Proposed Chestnut Street Extension;

THENCE running as the southern right-of-way line of Proposed Chestnut Street Extension on a bearing of North 73 degrees 45 minutes 20 seconds East for a distance of 132.20 feet to a point on said right-of-way;

THENCE continuing on a curve to the right having a radius of 153.00 feet, a length of 193.01 feet, a chord bearing of South 70 degrees 06 minutes 18 seconds East and a chord distance of 180.46 feet to a point on said right-of-way;

THENCE continuing on a bearing of South 33 degrees 57 minutes 57 seconds East for a distance of 26.23 feet to a point on said right-of-way;

THENCE continuing on a curve to the left having a radius of 209.00 feet, a length of 18.38 feet, a chord bearing of South 36 degrees 29 minutes 05 seconds East and a chord distance of 18.37 feet to a point on said right-of-way;

THENCE continuing on a curve to the right having a radius of 12.00 feet, a length of 16.83 feet, a chord bearing of South 01 degrees 10 minutes 18 seconds West for a distance of 15.48 feet to a point on said right-of-way;

THENCE continuing on a bearing of South 41 degrees 20 minutes 48 seconds West for a distance of 18.26 feet to a point on said right-of-way;

THENCE continuing on a bearing of South 48 degrees 39 minutes 12 seconds East for a distance of 56.00 feet to a point on said right-of-way;

THENCE continuing on a bearing of North 41 degrees 20 minutes 48 seconds East for a distance of 19.07 feet to a point on said right-of-way;

THENCE continuing on a curve to the right having a radius of 12.00 feet, a length of 17.10 feet, a chord bearing of North 82 degrees 10 minutes 46 seconds East and a chord distance of 15.69 feet to a point on said right-of-way;

THENCE continuing on a bearing of South 56 degrees 59 minutes 15 seconds East for a distance of 199.68 feet to a point on said right-of-way;

THENCE continuing on a curve to the right having a radius of 12.00 feet, a length of 18.85 feet, a chord bearing of South 11 degrees 59 minutes 15 seconds East and a chord distance of 16.97 feet to a point on the southwest right-of-way intersection of Proposed Chestnut Street Extension and Proposed Street "A;"

THENCE running as the western right-of-way of Proposed Street "A" on a bearing of South 33 degrees 00 minutes 45 seconds West for a distance of 19.08 feet to a point on said right-of-way;

THENCE continuing on a bearing of South 56 degrees 59 minutes 15 seconds East for a distance of 56.00 feet to a point on the eastern right-of-way line of Proposed Street "A;"

THENCE leaving said right-of-way and running on a bearing of South 33 degrees 00 minutes 45 seconds West for a distance of 80.48 feet to a point;

THENCE running on a curve to the left having a radius of 122.00 feet, a length of 64.99 feet, a chord bearing of South 17 degrees 45 minutes 08 seconds West and a chord distance of 64.22 feet to a point;

THENCE running on a bearing of South 02 degrees 29 minutes 32 seconds West for a distance of 33.57 feet to a point;

THENCE running on a bearing of South 87 degrees 30 minutes 28 seconds East for a distance of 132.83 feet to a point;

THENCE running on a bearing of South 02 degrees 29 minutes 18 seconds West for a distance of 386.26 feet to a point on the northern right-of-way line of East Piedmont Avenue;

THENCE running as said right-of-way on a bearing of North 87 degrees 40 minutes 40 seconds West for a distance of 651.25 feet to a point on said right-of-way;

THENCE continuing as said right-of-way on a curve to the right having a radius of 20.00 feet, a length of 32.65 feet, a chord bearing of North 40 degrees 53 minutes 36 seconds West and a chord distance of 29.14 feet to a point on the northeast right-of-way line of Roxboro Street;

THENCE running as said right-of-way on a bearing of North 05 degrees 52 minutes 00 seconds East for a distance of 192.03 feet to a point on said right-of-way;

THENCE continuing on a curve to the left having a radius of 1700.30 feet, a length of 163.72 feet, a chord bearing of North 03 degrees 06 minutes 29 seconds East and a chord distance of 163.66 feet to a point on said right-of-way;

THENCE continuing on a bearing of North 00 degrees 21 minutes 32 seconds East for a distance of 433.60 feet to the point and place of beginning.

CONTAINS 466,031 sf, or 10.70 ac.

Section 3. This Ordinance shall be in full force and effect from and after its passage.

Section 4. All ordinances in conflict with this Ordinance are hereby repealed.